

## **EDGEFIELD COUNTY COUNCIL MEETING**

**6:00 P. M.**

**August 10, 2010**

The regular meeting of the Edgefield County Council scheduled to be held on Tuesday, August 3, 2010, was rescheduled and held at 6:00 P. M. Tuesday, August 10, 2010, in the County Council Chambers, 225 Jeter Street, Edgefield, SC. Two council members were out of town attending the SCAC Conference in Hilton Head on August 3<sup>rd</sup>.

### **Members present**

C. Monroe Kneece, Chairman  
Willie C. Bright, Vice Chairman  
Genia Blackwell, Councilwoman  
Norman Dorn, Councilman

### **Members absent**

Rodney Ashcraft, Councilman

### **Others present:**

Alton Brown, County Administrator  
Lynn Strom, Finance/Budget Manager  
Barbara R. Stark, Clerk to Council  
and others as per list attached

### **Others absent**

Michael S. Medlock. County Attorney

Chairman Kneece called the meeting to order and the invocation was given by Mr. Roger Timpson. The Pledge of Allegiance was recited.

### **Approval of July 6, 2010 Council Minutes**

Before a motion was made to approve the July 6, 2010 County Council Minutes, Councilwoman Blackwell asked why the administrator's remarks (from the July meeting) were not included in the minutes. The administrator replied that the minutes only reflect motions of items discussed. Councilwoman Blackwell asked the administrator's remarks be included in the July 6, 2010 council minutes. Motion was made by Councilman Bright, seconded by Councilman Dorn, to approve the July 6, 2010 Council Minutes to include the administrator's remarks. Motion carried unanimously.

### **Reports**

No comments.

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**Old Business**

**Ordinance No. 09-10-615**

Motion was made by Councilman Bright, seconded by to approve the third reading of Ordinance No. 09-10-615, "An Ordinance Defining the Method to Elect Edgefield County Council Officers and to Codify the Existing Council Practice and to Clarify Other Issues." Motion carried unanimously.

**Ordinance No. 09-10-624**

Third reading of Ordinance No. 09-10-624, "An Ordinance Amending the Edgefield County Land Development and Zoning Regulations to Create a Special Development District Entitled "Planned Development District" to Provide a Mechanism for the Planning Commission, County Council and an Applicant to Agree on the Scope of a Proposed Development, was discussed prior to a vote being taken. Mr. Timpson, Vice Chairman of the EC Planning Commission, feels this ordinance is a planning tool to help develop the Merriwether area. Motion was made by Chairman Kneece to approve third reading of Ordinance No. 09-10-614, seconded by Councilman Bright. Motion carried unanimously.

**Ordinance No. 10-11-627**

Motion to approve seconded reading of Ordinance No. 10-11-627, "An Ordinance to Provide for the Franchising Procedures and Standards for Private Ambulance Services in Edgefield County" was approved by a motion made by Councilman Bright, seconded by Councilwoman Blackwell. Motion carried unanimously.

**Ordinance No. 10-11-628**

Councilwoman Blackwell made a motion to approve second reading of Ordinance No. 10-11-628, "An Ordinance Implementing a County-Owned or Leased Non-Law Enforcement Vehicle Usage Policy". Councilman Bright seconded the motion and the motion carried unanimously.

**Ninety-Six RC&D**

Ms. Elyse Benson, Coordinator, Ninety Six District RC&D, addressed council at the July 6<sup>th</sup> meeting requesting the council to appoint three individuals to serve on their board. Council members were to submit some names at the August meeting. No names to be submitted, council received as information.

Councilman Dorn asked for the floor before going to New Business.

Mr. Dorn referred to an issue from some residents of Egghouse Road (Trenton) concerning property that joins another property owner. A strip of land behind the residents house actually belongs in the tract purchased by someone else and there is an

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issue concerning the ownership of the land. Mr. Dorn asked if this issue should be considered by the Planning and Zoning Commission but Mr. Reed explained this concern would have to be handled by an attorney. Mr. Reed stated he is familiar with the property but not aware of him (the property owner of an intended mobile home park) encroaching on anyone's property. There is still much to be done on the intended mobile home park by the owner before the Planning Commission grants approval.

**New Business**

The Planning Commission requested amending the Land Development ordinance as follows:

**The Land Development & Zoning Regulations chart (page 25), Title XV Land Usage, Sector 51: Information, Communication towers & antennas, RD, change "N" not permitted to "C" conditionally permitted.**

Motion was made by Chairman Kneece, seconded by Councilman Dorn, to approve first reading of the amendment. Motion carried unanimously.

**Paving request / Barton Road**

The chairman asked Guy Mueller (CTC) if the request from Mr. Tom Adair, a resident of Barton Road, to pave this road has been approved and if, or when, it will be paved. How does the money stand? Mr. Mueller stated that at the present time there is no money for paving – the budget has been finalized for this year and it is pretty well spent for the next two years. We will have to talk with some of the landowners there to acquire land for storm water drainage. We have a point system regarding the paving of roads, which we really should continue to use.

Councilman Bright: "We will have to have a lot of right-of-way. Build some kind of holding pond." The chairman stated that we have been in more trouble with roads when we did not have the drain-off so make sure you have the proper drain-off.

Mr. Tom Adair spoke. He explained that for twenty-three years has been told this road would be paved.

Councilwoman Blackwell asked if there is not any money for this, I do not understand the Railroad Street. It is taken off the state system and put into the county system so we are now looking at maintenance on Railroad Street. Chairman Kneece: "That has not been approved yet."

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**Radio Tower / Star Road**

Mike Casey, Director of Emergency Preparedness, addressed council concerning the replacement of the existing communications tower for county departments that require two-way radio communication. Mr. Casey explained, as in the past, the condition of the existing tower located at the county landfill (Weaver Road). It has been temporarily re-guyed to stand up properly – the land continues to sink so therefore the tower will continue to lean and will have to be repaired. The council voted unanimously at that time for the emergency management office (Sandy, John Riley and myself) to move forward with finding a suitable location and then getting the necessary steps taken care of to locate a new tower at that location. After a search of a number of locations, the decision was finally made to locate a new tower on county property at the EMS building on Star Road. There is sufficient land to place a tower there and it meets the necessary specifications.

Mr. Riley who has built hundreds of towers during his thirty plus years in the two-way communications business and he is certainly aware of what is involved with towers and the necessary work involved to make sure that any location we choose has the necessary radio foot print for good coverage. We got state approval for the frequencies and for the coverage that the frequencies would put out at that location. Went the federal aviation administration (federal government) and they looked at the site and approved the tower that we want to put there.

In the course of conversation with my communications attorney at the radio station, I was instructed to be sure to take care of the new federal communications rule, which require both an archeological survey as well as a geological survey. Twenty-foot deep test borings were done on the land to be sure it was compatible with the tower for its support. The archeological survey was done by a special company to be sure there was not a burial ground, no endangered species, etc. In addition, we have met with the county administrator, county attorney, planning commission as well as the state and federal folks that are involved. All of this has come back with a clean bill of health.

We have now come to the final step, which is to go out for bid (which we have done) for the actual tower, the structure itself. The bidding process was done according to the county ordinance. Out of the four bids, received World Tower Co. (\$81,917) submitted the lowest bid. After Mike and John reviewed the lowest bid, they asked for references and found there was a World Tower Co. tower in use in North Augusta. Studied the tower from a structural standpoint and the owner stated he was very pleased with the company and would use them again. Mikes recommendation to council was to approve the low bid submitted by World Tower Co. in the amount of \$81,917.

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Everything done so far has been from a grant – able to secure a 50-50 grant. I want to go on record to let council know what an asset John Riley has been in this process. Mike thanked John for everything he has done in this project.

Motion was made by Councilman Dorn, seconded by Councilman Bright, to approve the low bid of \$81,917 submitted by World Tower Co. Motion carried unanimously.

**Heat Pump / Detention Center**

Mr. Reed stated that a \$55,000 grant was applied for (\$48,000 received) to improve the air quality in the detention center to try to relieve the moisture problem by installing five new heat pumps with energy recovery ventilators on top. The following six bids were received:

D'Antignac & Merritt	(Martinez, GA)	\$84,375
Sig Cox, Inc.	(Augusta, GA)	\$74,726
Custom Air, Inc.	(Aiken, SC)	\$74,285
Walker White, Inc.	(Columbia, SC)	\$53,731
W. B. Thomasson Heating	( “ “	\$47,485
Cullum Electric & Mechanical	(Greenwood, SC)	\$46,187

Mike's recommendation was Cullum Electric.

Motion was made by Councilman Dorn, seconded by Councilman Bright, to approve the low bid of \$46,187 submitted by Cullum Electric. Motion carried unanimously.

**Government Deals**

Mike Reed asked for council's consideration to place on the government deals for sale five heat pumps from the detention center and two heat/air conditioners from the Calliham building. It would not be feasible to save them for future use because we do not have the same size units in other county building. Motion was made by Councilman Dorn, seconded by Councilman Bright. Motion carried unanimously.

**Painting / HVAC Calliham Building**

The following bids were brought before council for the Calliham building:

**Painting**

Hewston Construction	Edgefield	\$10,100
S & L Multicrafters	Edgefield	\$ 9,800
McCary & Sons	Edgefield	\$ 9,500
JRC Specialty, Inc.	Aiken	\$ 9,500

Motion was made by Councilman Dorn, seconded by Councilman Bright to go along with Mr. Reed and accept the bid of \$10,100 submitted by Hewston Construction. Motion carried unanimously.

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**HVAC**

W. O. Blackstone & Co.	Columbia	\$52,750
D'Antignac & Merritt	Augusta	\$37,533
Sig Cox, Inc.	Augusta	\$26,338
Cullum Electric & Mech.	Greenwood	\$25,522
Eddins Electric Co.	W. Columbia	\$17,287
Custom Air, Inc.	Aiken	\$18,450

The difference in the bids is due to not hiring an engineer to draw plans because of the expense. Mr. Reed allowed individual companies to determine what unit size, in their opinion, would be best suited for the new building. These contractors used their engineers to design a system. Council asked that more information be obtained on seer and BTU'S or tonnage. A called meeting will be held to review the bids when this information is received.

**Electrical**

Four bids were received ranging \$22,000 to \$38,655. (This is just electrical, does not include phone and computer wiring.) Eddins Electric was low bid of \$22,000; \$38,655 was A&G Electric. The work that will be done by them will be electrical outlets, lights, running power to heat pumps.

Separate quotes were given for the phone and computer network wiring in the event council elects to have the work done by others. Mr. Reed stated he felt Eddins Electric could do all of the work: electrical, phone, and computer wiring. \$22,000 electrical; \$1,800 phone cables; \$2,250 network cables.

Motion was made by Councilman Bright, seconded by Councilman Dorn, to approve Eddins Electric to do the electrical, phone and computer wiring for the Calliham Building. Motion carried unanimously.

**Carpentry**

There will be a lot of miscellaneous tasks to be performed under the carpentry. The carpentry bids are based on an hourly rate: journeyman, helper, laborer and contractor's person-hour markup.

Motion was made by Councilwoman Blackwell, seconded by Councilman Bright, to award the carpentry to Hewston Construction. Motion carried unanimously.

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**Guests**

**John Gerrard** spoke concerning a post by the editor of the Edgefield Daily directed toward the county attorney and the county administrator.

**Roger Timpson** signed but had spoken earlier in the meeting & Mr. & Mrs. Hartwig also declined.

**Tricia Glenn** declined stating she agreed with John Girard.

**Linda Nidiffier** stated that she does not understand the protocol “who is running the meeting?” “Sometime you do (chairman), sometimes Mr. Brown. I do not understand.” The chairman informed Ms. Nidiffier that Mr. Brown was going to conduct the meeting but it was running sort of slow and I just picked it up – under the impression Mr. Brown was not feeling too well. Protocol is the chairman. Just something new we were trying. She asked if by Mr. Brown conducting the meeting freed him (chairman) to make motions. The chairman stated he can make a motion anytime

**Rev. Melvin Gordon** addressed council on some concerns about the Northside Park – where it stands for some improvements. The chairman told Rev. Gordon “nothing has happened since the last time he (Gordon) had come before council, there is no money available for the park and that is as far as we can go right not.” Rev. Gordon asked if there were any plans do anything for that park. Mr. Kneece stated that the plans are there but the money is not. Mr. Brown said to let him or Nick know if they were having anything at the park and the County could bring seating to the park for the event. Mr. Brown stated that we are anxiously awaiting new PARD funding from the state. He stated that the state is going to do the funding rather than at the local level. So, we will have to let everyone know how the state will divide it up among the county and the cities.

Although a quorum was not present just prior to guests speaking (Councilwoman Blackwell and Councilman Dorn left the meeting), a motion was made by Councilman Bright to adjourn.

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C. Monroe Kneece, Chairman

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Willie C. Bright, Vice Chairman

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Rodney Ashcraft, Councilman

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Regenia Blackwell, Councilwoman

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Norman Dorn, Councilman

**ATTEST**

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Barbara R. Stark, Clerk to Council



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